



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

08PS0156

Jeffrey Stoker
(Hasty Lane Office Warehouse)

Clover Hill Magisterial District
Fronting approximately 200 feet on the north line of Hasty Lane, approximately 240 feet east of
the intersection of Hasty Lane and Speeks Drive.

REQUEST: Amendment to approved schematic plans and elevations of Case 88PS1069.

RECOMMENDATION

Staff recommends approval to amend the schematic layout plan and elevations, with two (2) conditions for the following reasons:

1. The on-grade overhead doors for the proposed office warehouse are oriented to the east and will be mostly screened from Speeks Drive by the existing adjacent building to the east (Old Dominion Floors).
2. The recommended conditions specify that the elevations shall be revised prior to site plan approval. Revised elevations will incorporate the standing seam canopy, shown on the front elevation, on all sides of the building in compliance with Ordinance requirements for Architectural Treatment. Also, since the building is designed without parapet walls, the conditions allow for changes to the elevations to accommodate a taller mansard type standing seam roof to screen roof top equipment.
3. The proposed elevations (revised per the recommended conditions) will be consistent with other surrounding development, and meet the quality of most of the existing buildings within the commercial industrial park. The elevations approved by Case 88PS1069 depict an extremely high quality brick office building that is not consistent with other surrounding buildings and is not suitable for the proposed office warehouse use.

4. The schematic plan and elevations with the recommended conditions meet the requirement of the Zoning Ordinance and conditions of zoning.

CONDITIONS

1. Prior to site plan approval, elevations shall be revised and submitted to incorporate the standing seam canopy on all sides of the building. (P)
2. At time of site plan review, changes to the elevations may be approved to accommodate mechanical equipment screening, including a taller mansard type standing seam roof to screen roof top equipment. (P)

(NOTE: This schematic plan amendment supersedes all requirements of schematic Case 88PS1069, also known as Hasty Lane, Phase II.)

GENERAL INFORMATION

Associated Public Hearing Cases:

74SN0054 – W.G. Speeks
88PS1069 - Hasty Lane, Phase II. - Wilson, Moreth, Connock, Ltd.

Developer:

Jeffrey Stoker

Design Consultant:

Jeffrey Stoker

Location:

Fronting approximately 200 feet on the north line of Hasty Lane, approximately 240 feet east of the intersection of Hasty Lane and Speeks Drive. Tax IDs 745-685-4521 and Part of 3715.

Existing Zoning and Land Use:

I-1 CUPD – Vacant

Size:

0.95 acre

Adjacent Zoning and Land Use:

North - I-1 CUPD ; office
South - I-1 CUPD ; commercial and vacant
East - I-1 CUPD ; office warehouse; commercial
West - I-1 CUPD ; office warehouse and outdoor storage for public utility

BACKGROUND

The Planning Commission approved schematic Case 88PS1069 on August 16, 1988. The proposed use at that time was an office with elevations that depict an extremely high quality brick building. The applicant proposes an office warehouse building constructed of split face block and steel wall panels.

On December 30, 1974, Case 74SN0054 was approved by Chesterfield County Board of Supervisors, rezoning the property to I-1 CUPD. Condition 7 of Case 74SN0054 addresses architectural treatment and reads as follows:

“7. Upon submission of the first schematic plan renderings shall be prepared and submitted for approval which depict the type of architectural style to be used in this development. The same architectural theme or style shall be maintained throughout the development of the industrial-commercial area. Such style shall not be cinder block or plain metal buildings but rather shall be of a high type and similar to the buildings in the “Journigan” planned development on U.S. 360 as amended.”

On December 12, 1973, the “Journigan” planned development, Case 73SN0112, was approved as amended. The master plan approved with the Journigan zoning included a building elevation. This master plan and elevation exhibit entitled “Warehouse Park”, dated December 7, 1973 is attached to this report. The style of this elevation, referred to as a “high type” in Condition 7, is of an architectural style that emphasizes clean rectangular lines. This elevation exhibits a flat roof horizontal design with the building mass interrupted by vertical rectangular forms.

Within the subject development, known as the 360 Commercial Park, the building that most closely resembles the Journigan elevations is the C& P building located 10900 Hasty Lane. Although other building styles within this development exhibit differing roof styles, one consistent theme is that of a flat roofed, horizontal building constructed of a combination of split face block and metal wall panels. The applicant is proposing a building consistent with other such buildings.

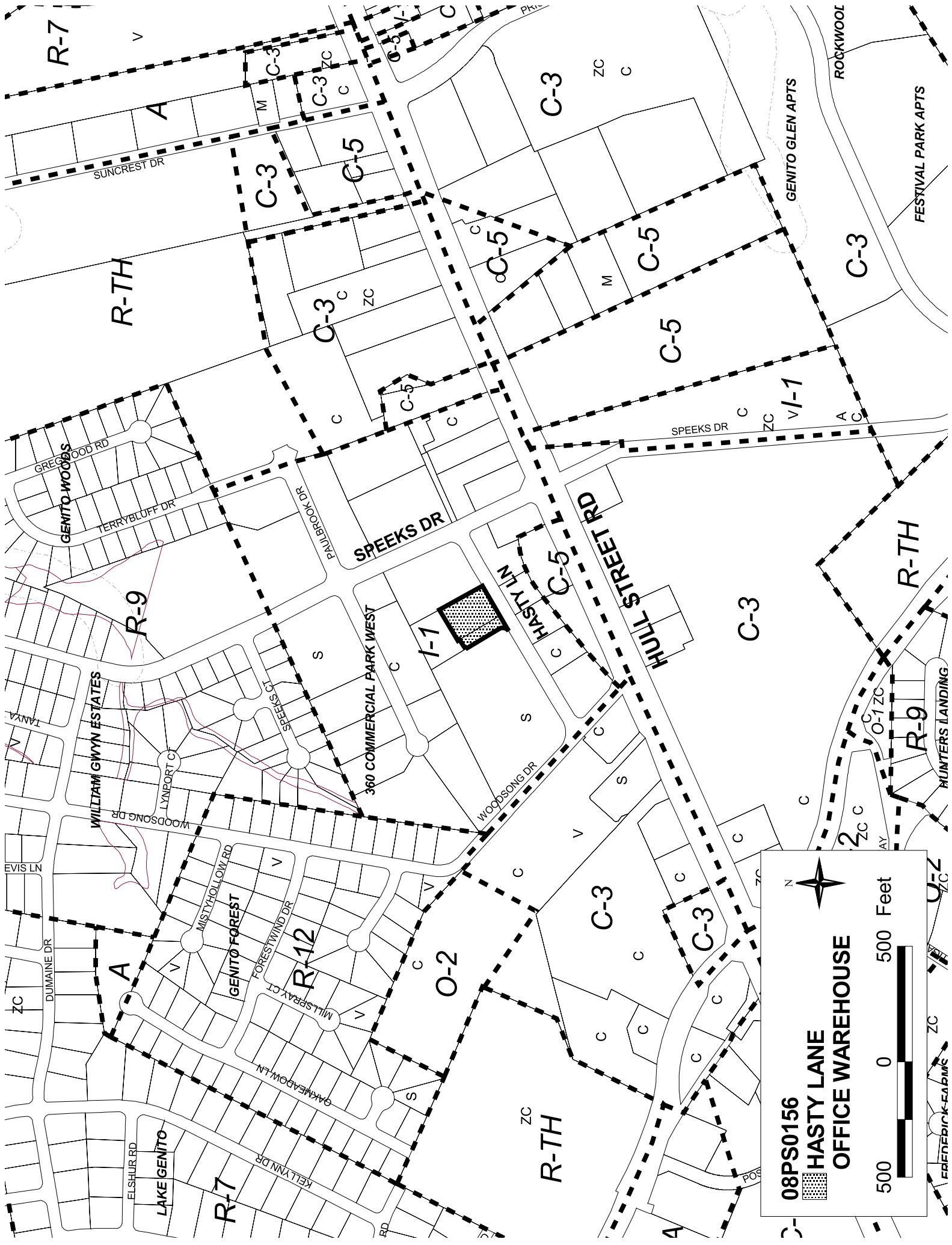
Staff notes that the building is designed without parapet walls, which could provide screening for roof mounted mechanical equipment. The applicant is proposing to install ground mounted HVAC units. At time of site plan review, the method of screening mechanical equipment must be provided in accordance with Ordinance requirements.

This schematic plan amendment supersedes all requirements of schematic Case 88PS1069, also known as Hasty Lane, Phase II. Conditions 1-4 of schematic Case 88PS1069 are no longer

needed. Condition 1 specifies that handicap parking spaces be accessible from both sides. The International Building Code now provides the source of standards for accessibility. Condition 2 specifies landscape and parking size requirements which are not consistent with current developments standards of the County Ordinance. Conditions 3 and 4 are now part of the current development standards that specify pavement and concrete curb and gutter for all drives and parking areas.

CONCLUSIONS

Staff recommends approval of this schematic plan amendment with two (2) conditions for the reasons stated above.



08PS0156
 **HASTY LANE**
OFFICE WAREHOUSE



This page is blank.

PROPOSED

140' X 60'

OFFICE

WAREHOUSE

10808 HASTY LN
MIDLOTHIAN, VA
23112

PROSPECTIVE
OWNER:
JEFFREY STOKER
804-539-9344

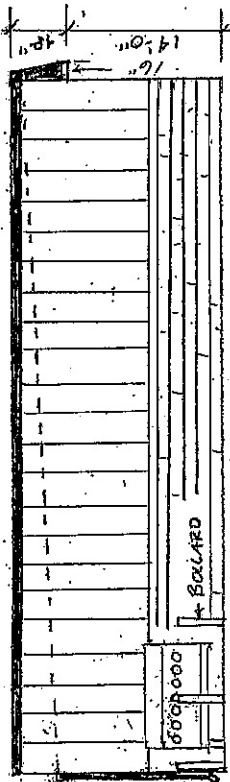
PLANS
PREPARED BY:
JEFFREY STOKER
10810 HASTY LN
MIDLOTHIAN, VA
23112

PLANS DATED:
AUGUST 20, 2007

Revisions:

ELEVATIONS

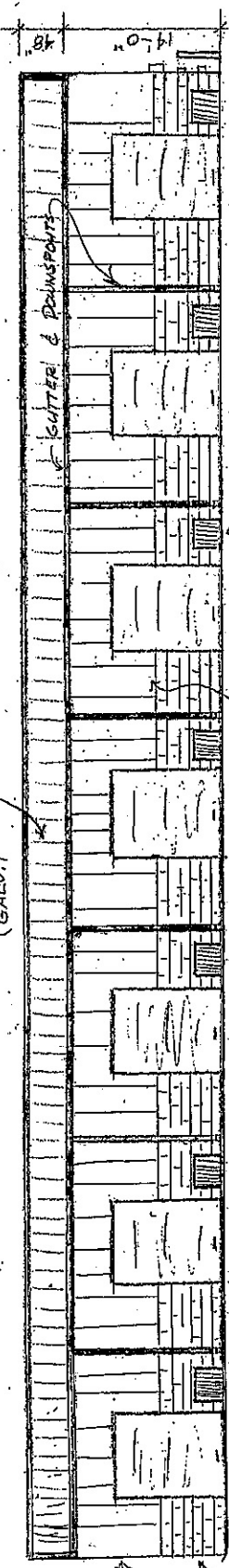
A-1



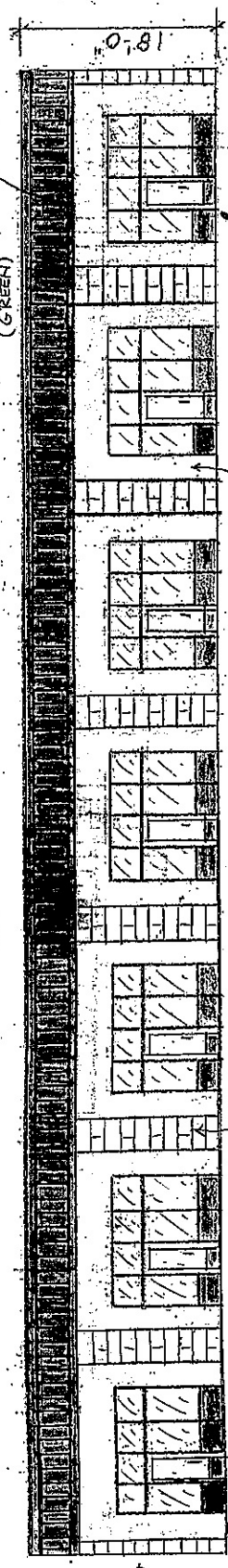
LEFT NORTH



RIGHT SOUTH



REAR EAST



FRONT WEST

This page is blank.

**140' X 60'
OFFICE
WAREHOUSE
10808 HASTY LN
MIDLOTHIAN, VA
23112**

**PROSPECTIVE
OWNER:
JEFFREY STOKER
804-539-9344**

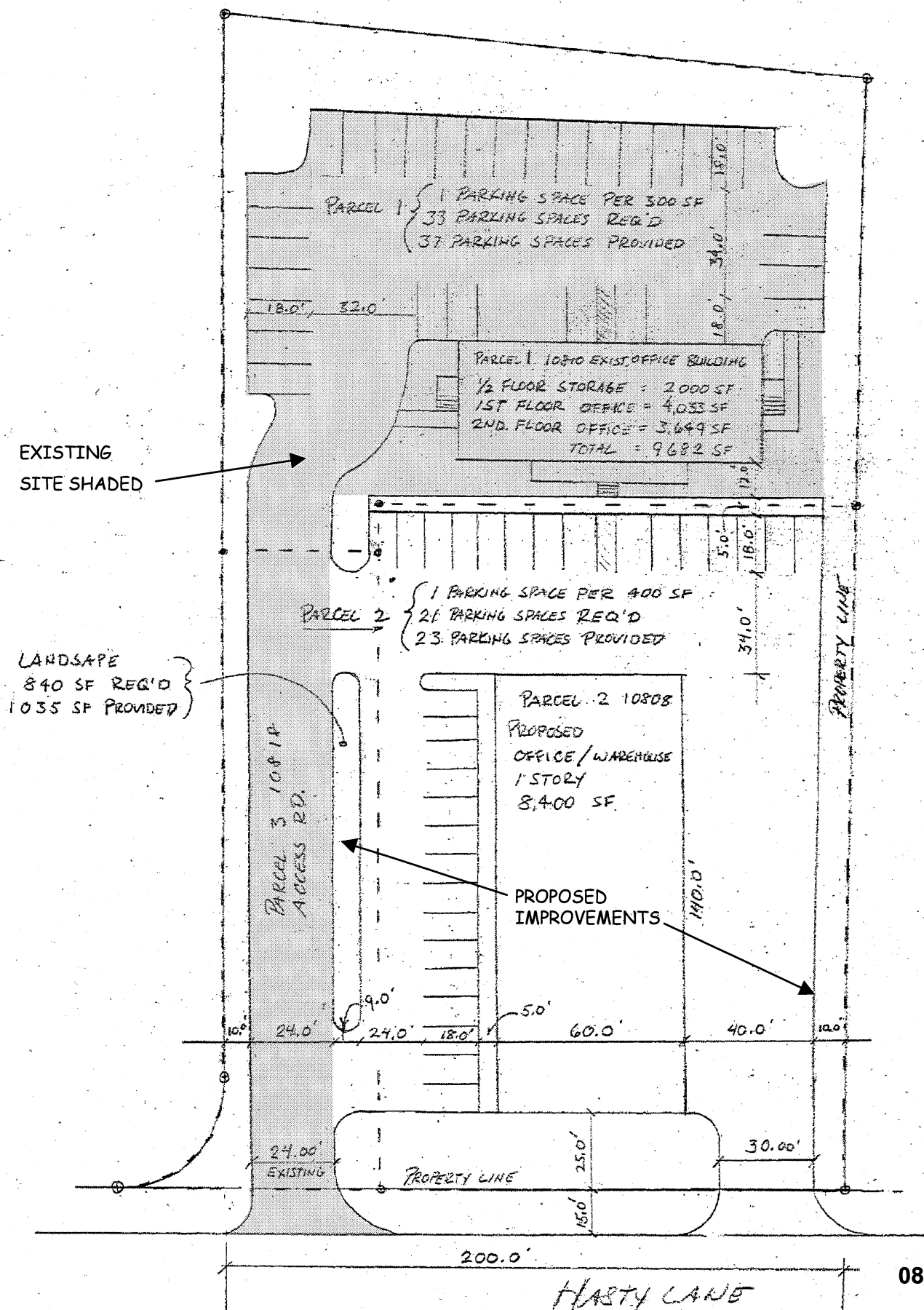
**PLANS
PREPARED BY:
JEFFREY STOKER
10810 HASTY LN
MIDLOTHIAN, VA
23112**

PLANS DATED:
AUGUST 20, 2007

Revisions:

PROPOSED
BUILDING LAYOUT

A-2



This page is blank.

August 16, 1988 CPC

REQUEST ANALYSIS
AND
RECOMMENDATION

Hasty Lane Phase II

Clover Hill Magisterial District
North line of Hasty Lane

- REQUEST: I. Schematic approval.
II. Architectural approval.

RECOMMENDATION

- I. Recommend schematic approval for the following reasons:
- A. With the exception of the freestanding sign setback from Hasty Lane, the plan conforms to the requirements of the Zoning Ordinance and conditions of zoning.
 - B. The recommended conditions will resolve concerns relating to "handicapped" access, site landscaping, drainage, and parking lot paving.

CONDITIONS

- 1. "Handicapped" parking spaces shall be designed with access from both sides of a vehicle directly to a sidewalk. (P)
 - 2. Landscaping requirements which must be met if parking spaces are reduced to 9.5 feet by 18 feet notwithstanding, the site shall be landscaped in the manner depicted by the schematic plan. (P)
 - 3. Parking and driveway areas shall be paved with concrete, bituminous concrete, or similar material. Surface treatment shall be prohibited. (P)
 - 4. Concrete curb and gutter shall be provided around the perimeter of all parking and driveway areas. Drainage shall be designed so as not to interfere with pedestrian traffic. (EE)
- II. Recommend architectural approval for the following reason:
- The proposed building will exceed the quality of any other building within the commercial park.

GENERAL INFORMATION

Developer: Randall K. Coleman

Designer: Wilson, Moreth, Connock, Ltd.

Location: North line of Hasty Lane, approximately 200 feet west of its intersection with Speeks Drive. Tax Map 49-10 (1) Parcels 44 and 45.

Existing Zoning: M-1 with Conditional Use Planned Development

Size: .9 acres

Adjacent Zoning & Land Use: North - M-1 (CUPD); Vacant
South - M-1 (CUPD); Industrial
East - M-1 (CUPD); Industrial
West - M-1 (CUPD); Industrial

Utilities: County water and sewer

Environmental Engineering: Concrete curb and gutter should be provided around all paved parking and driveway areas to control drainage. (Condition 4)

General Plan
(Powhite/Route 288
Development Area Land
Use and Transportation
Plan : Light Industrial

DISCUSSION

Construction of a two-story, brick and frame, 12,000 square foot office building is proposed. This building will be the second phase of construction on the parcel. The first phase consists of a two story office/warehouse.

I. Review of the plan indicates the following concerns:

- A. The plan depicts 9.5 foot wide parking spaces. If the width of parking spaces is reduced to this size, the interior of the parking lot must be landscaped in accordance with the requirements of the Corridor Overlay District.
- B. The standard "handicapped" access condition should be imposed. (Condition 1)
- C. In addition to landscaping requirements which must be met if parking spaces are reduced to 9.5 feet by 18 feet, a condition should be imposed which requires

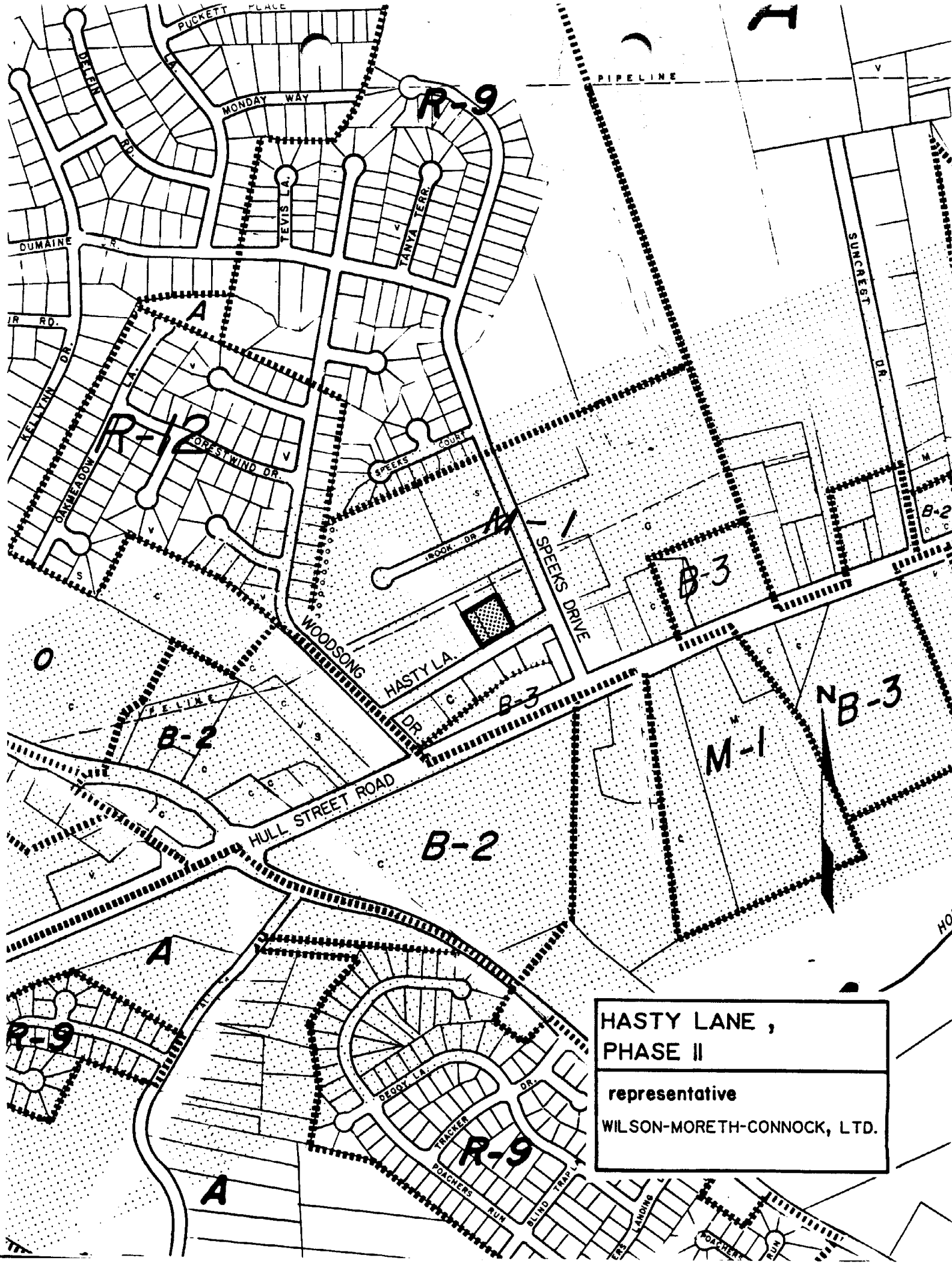
the site to be landscaped in a similar fashion to that which is depicted by the schematic plan.
(Condition 2)

D. In keeping with current development standards, the parking and driveway areas should be paved.
(Condition 3)

E. The proposed freestanding sign, as required by the Zoning Ordinance, must be set back a minimum of fifteen (15) from the right of way for Hasty Lane.

II. Architectural Approval.

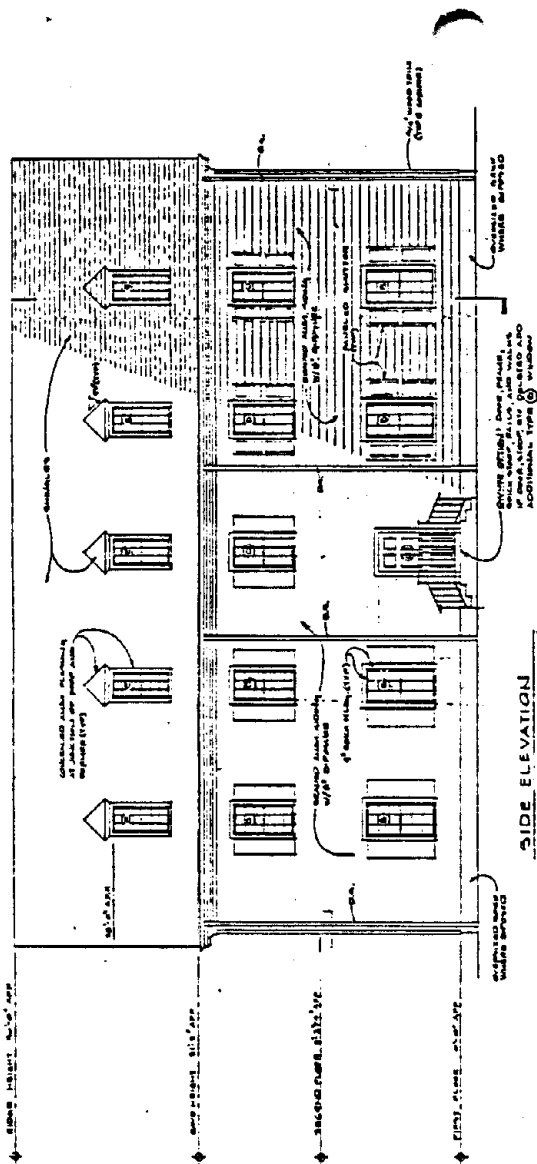
The proposed office building will be two story and of brick and frame construction. The proposed building should exceed in quality any other building within the Commercial Park.



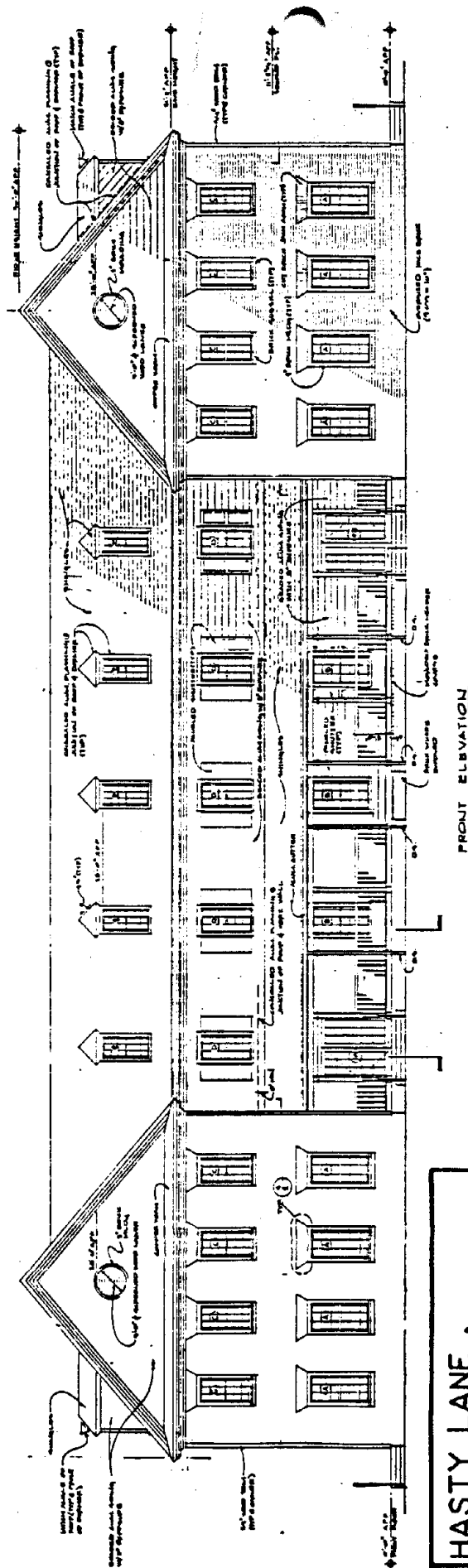
HASTY LANE ,
PHASE II

representative

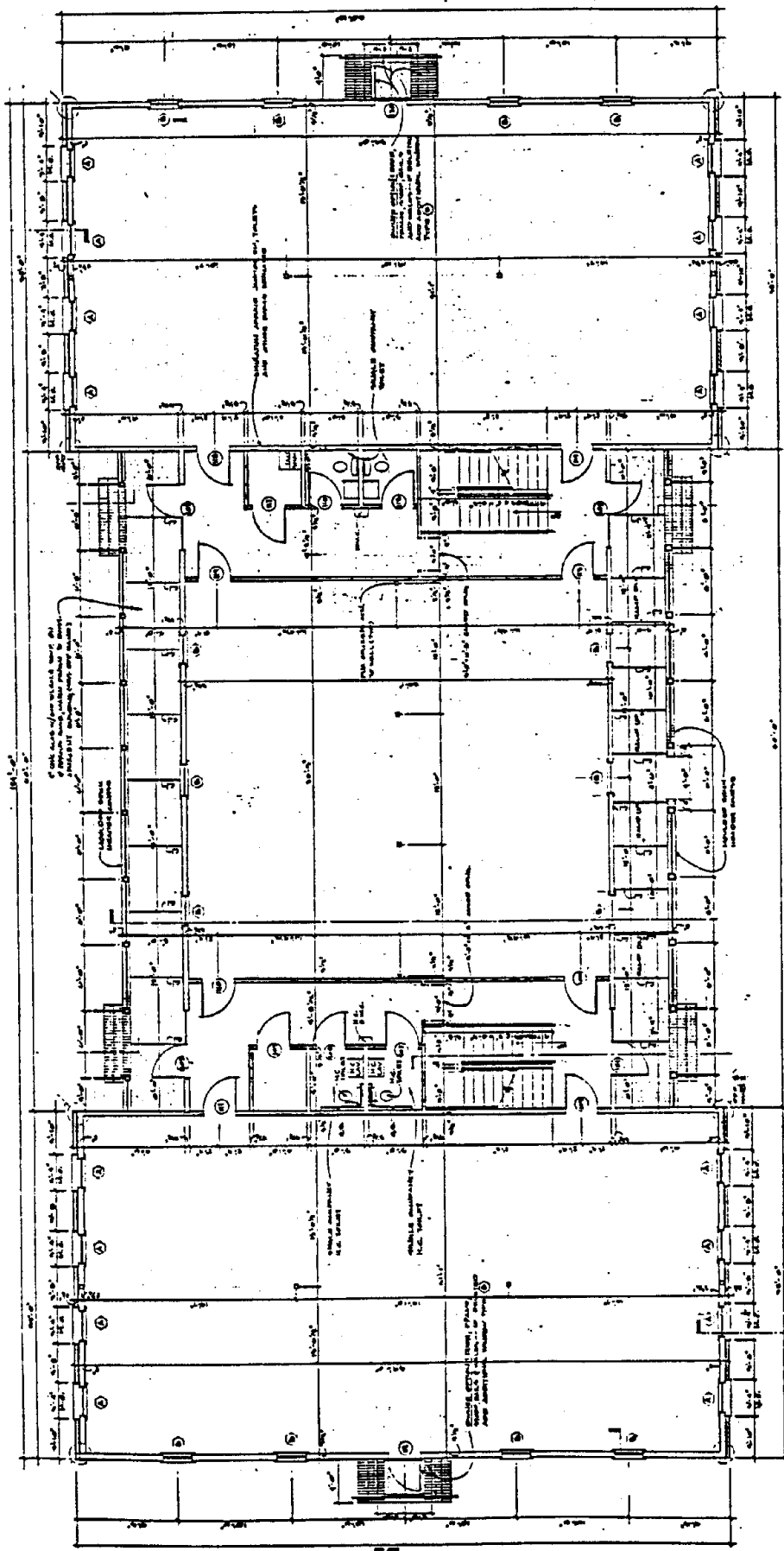
WILSON-MORETH-CONNOCK, LTD.



ALL MATERIALS TO BE SUPPLIED BY THE ARCHITECT AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY OF THE SAME.



HASTY LANE ,
 PHASE II
 representative
 WILSON-MORETH-CONNOCK, LTD.



FIRST FLOOR PLAN

HASTY LANE ,
PHASE II

representative
WILSON-MORETH-CONNOCK, LTD.

AYES: Messrs. Miller, Belcher, Kelly, Warren, and Perkins.

8-16-88
HASTY LANE, PHASE II
Tax Map 49-10

WILSON, MORETH, CONOCK, LTD.
Clover Hill Magisterial District

Mr. Belcher disqualified himself due to a potential conflict of interest.

Mr. Gene Waters, the applicant's representative came forward and accepted the recommended conditions.

There was no opposition present.

On motion of Mr. Warren, seconded by Mr. Kelly, the Commission resolved that schematic approval and architectural approval for Hasty Lane Phase II shall be and it thereby was granted, subject to the following conditions:

CONDITIONS

1. "Handicapped" parking spaces shall be designed with access from both sides of a vehicle directly to a sidewalk. (P)
2. Landscaping requirements which must be met if parking spaces are reduced to 9.5 feet by 18 feet notwithstanding, the site shall be landscaped in the manner depicted by the schematic plan. (P)
3. Parking and driveway areas shall be paved with concrete, bituminous concrete, or similar material. Surface treatment shall be prohibited. (P)
4. Concrete curb and gutter shall be provided around the perimeter of all parking and driveway areas. Drainage shall be designed so as not to interfere with pedestrian traffic. (EE)

AYES: Messrs. Miller, Kelly, Warren, and Perkins.

ABSENT: Mr. Belcher.

WXEX
Tax Map 28-1

J.K. TIMMONS & ASSOCIATES, P.C.
Clover Hill Magisterial District

Mr. Belcher returned to the meeting.

Mr. Jim Hayes, the applicant's representative came forward and accepted the recommended conditions.

There was no opposition present.

On motion of Mr. Warren, seconded by Mr. Kelly the Commission resolved that schematic approval, approval of a 0.5 foot exception to the ten (10) foot parking space width requirement, and landscaping approval for WXEX shall be and it thereby was granted, subject to the following conditions:

Dec. 30, 1974 (B.S.)
~~November 19, 1974 (P.C.)~~
~~October 15, 1974 (P.C.)~~
~~September 24, 1974 (Applicant)~~
~~September 17, 1974 (P.C.)~~
~~September 6, 1974 (Applicant)~~
~~August 13, 1974 (Applicant & Staff)~~
~~July 16, 1974 (P.C.)~~
~~July 10, 1974 (Applicant)~~
~~June 6, 1974 (Applicant & Staff)~~
~~May 21, 1974 (P.C.)~~

CASE NUMBER: 74S054

APPLICANT: W. G. Speeks

REQUEST: (Amended 9/13/74). Rezoning from Agricultural (A) to Light Industrial (M-1) (52.8 acres) and Residential (R-12) (99.0 Acres) plus a Conditional Use for Planned Development allowing the construction and operation of a Commercial-Industrial Park and single family subdivision.

PROPOSED USE: Commercial-Industrial Park and Single Family subdivision.

TAX MAP IDENTIFICATION: Clover Hill Magisterial District; Tax Map Sec. 49-6 (1) Part of Parcel 2 (Sheet 14).

GENERAL LOCATION: Northwest of the intersection of Genito Road and Hull Street, South of the area being developed for Lake Genito Subdivision.

ACREAGE (SUBJECT PARCEL): Approximately 150 acres.

EXISTING ZONING: Agricultural (A)

EXISTING LAND USE (SUBJECT PARCEL): Vacant and wooded.

ADJACENT AND AREA, ZONING AND LAND USE: The majority of adjacent property is zoned Agricultural (A) with the exception of a parcel to the south and southeast which is zoned General Business (B-3). The majority of adjacent property is either vacant and wooded or occupied by single family residences and used for various agricultural purposes.

UTILITIES: Public water and sewer would be required in development of the parcel for commercial and industrial purposes.

DRAINAGE AND EROSION: The parcel drains toward Falling Creek and no particular on or off site drainage and erosion problems are anticipated.

REQUIRED OFF-SITE EASEMENTS: It is anticipated that an off-site sewer and drainage easement will be required.

PUBLIC FACILITIES: Development of the parcel in question should have no impact on existing or proposed area public facilities.

(over)

TRANSPORTATION AND TRAFFIC: The parcel which is located in close proximity to the intersection of Genito Road and Route 60. It developed commercially it will have a marked impact on the increased volume of traffic to be experienced on Route 360 in this area.

GENERAL PLAN: Vacant/Agricultural use for the area encompassing the parcel in question.

STAFF ANALYSIS AND RECOMMENDATION: In considering past Commission action with regard to high intensity rezoning requests for the Route 360 Corridor, it is important to recall that the Commission has taken the position that future area development of this corridor should be accomplished in a manner which provides for land use which is compatible with existing and future area development and will offer reasonable use of Highway frontages without adverse impact in traffic. This intent was expressed in the Industrial rezoning and Conditional Use which was eventually approved for Lloyd C. Journigan and the more recent denial of conventional commercial zoning (B-3) requested by David Freeman and the recommended (Commission) denial of the J. E. Hancock request (M-1).

The applicant has agreed to amend an initial request for the M-1 and B-3 rezoning of part of the parcel to seek a Conditional Use for Planned Development under the M-1 and R-12 classifications. On September 24, 1974 the applicant submitted a Declaration of Intent to the Commission requesting permission to proceed with making an amended application. The Planning Commission resolved that the application be amended subject to certain conditions. The Applicant has submitted a Master Plan which contains developments for the entire parcel of 150 acres. This plan shows development of the parcel for Commercial and Industrial uses as well as single family residential development.

Generally speaking the commercial and industrial development would be restricted to that portion of the parcel fronting and extending northwardly from Route 360 for a depth of approximately 1250 feet. The balance of the parcel which is adjacent at its northwestern extremity Lake Genito Subdivision, would be developed for single family residential use. A public road network is planned providing access throughout the parcel.

Planning Staff is of the opinion that the request for the uses intended and their arrangement as depicted by the Master Plan would make for a reasonable and appropriate development of the parcel in question. However, conditions should be imposed which will serve as guidelines and control measures for ultimate development of the parcel.

CASE HISTORY AND PAST
COMMISSION AND BOARD ACTION
FOR THIS REQUEST

C.P.C. 5 21 74: The request was deferred for sixty (60) days in order to allow the applicant an opportunity to meet with the Planning Staff for the purpose of exploring the possibility of amending the application to seek a Conditional Use for Planned Development.

Staff-Applicant: 6 3 74: The applicant met with Planning Staff and it was resolved that he would seek the advice of others who have received approval of Planned Development Commercial requests.

Applicant: 7 10 74: Notified Staff of his desire to further defer the hearing of this case for sixty (60) days in order to pursue the possibility of amending the application to seek a Conditional Use for Planned Development.

C.P.C. 7 16 74: Deferred to the September 17, 1974 meeting in order to allow the applicant an opportunity to work with a consultant for the purpose of developing a plan.

Applicant-Staff: 8 13 74: Meeting between Staff/Applicant and Applicant's Consultant to review preliminary plan.

Applicant: 9 6 74: Agreed to submit a Declaration of Intent request amending his application to seek a Conditional Use for Planned Development under the Light Industrial and Single Family zoning classification. Also, agreed to a deferral to the October 15 Planning Commission meeting to permit Staff sufficient time to make proper recommendations.

Applicant: 9 24 74: Review and approval of the Declaration of Intent for permission to proceed with making application for Planned Development subject to the imposition of the following conditions:

- 1). The application shall be amended to read:

"In Clover Hill Magisterial District W. G. Speeks requests the rezoning from Agricultural (A) to Light Industrial (M-1) and Residential (R-12) (99.0 acres) plus a Conditional Use for Planned Development on a parcel of land fronting approximately 750 feet along the north line of U.S. 360 and being located approximately one-half mile east of the intersection of U.S. 360 and Genito Road.

- 2). The application may include but shall be limited to the following use exceptions for thirty (30) percent of the M-1 zoned land area (to be identified on the Master Plan): are school, gallery, or museum; bank, brokerage; catering establishment; locksmith; offices, business and professional; photograph studio; radio and television broadcasting studios and offices exclusive of towers; savings and loan associations; taxidermy; telephone booth; telephone exchanges; carpenter and cabinet shops; contractors offices and display rooms; electrical, plumbing and/or heating shops, sales and service; laboratories; milk distributing stations; printing shops; schools-commercial, trade, music, dance business, vocational and training; any Conditional Use allowed in a B-2 District unless previously allowed in Section 19-1; any Special Exception allowed in the B-2 District unless previously allowed in Section 19-1 or 19-2.

- 3). The Master Plan submitted with the application shall show a public road network to include the following:

- A. A collector loop street having a right-of-way width of not less than seventy (70) feet and extending through the industrially and residentially zoned properties having two (2) access points to Route 360.
- B. Public road connection to all existing stub roads.
- C. Stub road connection to other adjacent property north, east and west in both the M-1 and R-12 portions of the parcel.
- D. Access to Route 360 shall be limited to the two (2) loop collector connections and these connections shall be aligned so as to meet proposed cross-over locations on Route 360.

C.P.C. 10 15 74: Commission resolved to again defer action on this request until the applicant submitted a Master Plan for Staff review and recommendation.

C.P.C. 11 19 74: APPROVAL OF THE REQUEST IS RECOMMENDED, SUBJECT TO THE IMPOSITION OF THE FOLLOWING CONDITIONS:

1). This zoning approval may include but shall be limited to the following use exceptions for thirty (30) percent of the M-1 zoned land area: art school, gallery, or museum; bank, brokerage; catering establishments; locksmith; offices, business and professional; photograph studio; radio and television broadcasting studios and offices exclusive of reception and transmission towers; savings and loan associations; taxidermy; telephone booth; telephone exchanges; carpenter and cabinet shops; contractors' offices and display rooms; electrical, plumbing and/or heating shops, sales and service; laboratories; milk distributing stations; printing shops; and schools-commercial, trade, music, dance, business, vocational and training; any Conditional Use allowed in a B-2 District unless previously allowed in Section 19-1; and any Special Exceptional allowed in the B-2 District unless previously allowed in Section 19-1 or 19-2.

2). The public road network depicted on the Master Plan shall be provided, subject to the following conditions:

A. A collector loop street extending from the existing crossover in the approximate center of the subject parcel shall have a right-of-way width of not less than 70 feet to its intersection with the Dumaine Drive extension. North of this intersection, this main drive shall have a right-of-way of not less than 60 feet to its intersection with Puckett Place.

B. The Puckett Place extension shall have a right-of-way not less than 60 feet in width.

C. The second access drive to Route 360 (east of the main access drive) shall have a right-of-way width not less than 70 feet through that portion of the parcel zoned M-1.

D. The east/west collector road running through the M-1 zoned portion of the parcel shall be designed so as to stub at the east property line either through or in the vicinity of the parcel which is currently occupied by the existing oil company. This collector shall have a right-of-way of not less than 60 feet.

E. All other public roads as shown on the Master Plan shall have a right-of-way width of not less than 50 feet.

3). No access shall be permitted to Route 360 other than by means of the two planned north/south/access roads. These collectors shall intersect Route 360 and be aligned at the time of schematic approval, so as to meet proposed crossover locations as determined by the Virginia Department of Highways and Transportation.

4). If a lake is ultimately developed in a fashion similar to that depicted on a Master Plan then at least two easements of access shall be provided for the use by all individuals having rights to use the lake and a plan for the maintenance and ownership of such a lake shall be presented at the time of schematic plan approval for any portion of the development bordering the lake.

5). The recreation area to be ultimately developed shall have at least two easements of access for use of facilities by all individuals having rights to use the recreation area. A plan for the maintenance and ownership of such a recreation area shall be presented at the time of schematic plan approval for any portion of the development bordering the recreation area.

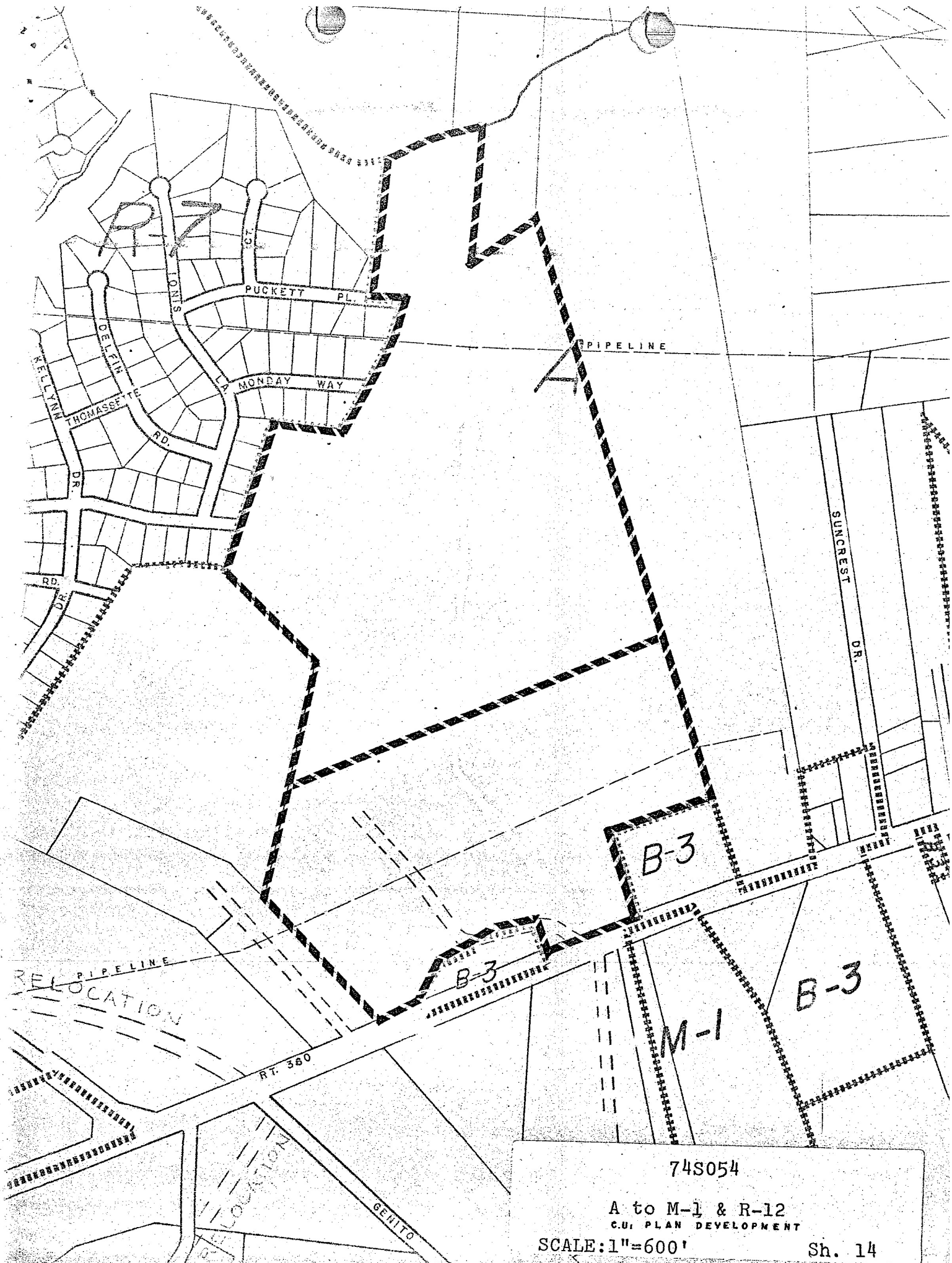
6). All trash, debris, garbage etc. shall be kept in suitable containers and such containers shall be enclosed within a walled or fenced area or areas having sufficient height and solidity to totally obstruct the view of the trash container. These structures shall be of an architectural design which is aesthetically pleasing and in keeping with the general design of the development.

7). Upon submission of the first schematic plan renderings shall be prepared and submitted for approval which depict the type of architectural style to be used in this development. The same architectural theme or style shall be maintained throughout development of the industrial-commercial area. Such style shall not be cinder block or plain metal buildings but rather shall be of a high type and similar to the buildings in the "Journigan" planned development on U.S. 360 as amended.

8). All telephone and electric utility lines shall be provided with underground distribution.

9). All private drives and entrances shall be paved to a width of not less than 25 feet utilizing curb and gutter.

10). In the area zoned Light Industrial (M-1) a 100 foot buffer strip shall be provided along the east and west property lines adjacent to any property which is not a commercially or industrially zoned area. This buffer shall be taken into consideration and provided at the time of schematic plan approval for any portion of this development which is adjacent thereto. This buffer strip shall consist of existing vegetation and/or additional planting which shall also be determined at the time of schematic plan approval.



With gross weight of 6,500 pounds or less -	\$15.00
With gross weight of 6,501 pounds to 12,000 pounds -	18.00
With gross weight of 12,001 pounds to 20,000 pounds -	22.00
With gross weight of 20,001 pounds to 30,000 pounds -	25.00
With gross weight of 30,001 pounds and over -	30.00

(b) On each trailer and semi-trailer with a gross weight of 1501 pounds or more, the license tax shall be \$15.00, and one and two wheel trailers with a gross weight of 1500 pounds or less of a cradle, flat-bed or open type with a body length of not more than nine feet and a width not greater than the width of the motor vehicle to which it is attached to the owner's own motor vehicle and used only for carrying property belonging to the owner of such trailer, the license tax shall be \$5.00.

(c) On each trailer, semi-trailer and camper designed for use as living quarters for human beings having a gross weight of 1501 pounds or more, the license tax shall be \$10.00. On each trailer designed exclusively for the transportation of boats, regardless of weight, the license tax shall be \$6.50. No such trailer shall be operated, propelled or drawn over a highway of this County until such license tax is paid.

(d) In the case of a combination of tractor-trailer, or semi-trailer, each vehicle constituting a part of such combination shall be licensed as a separate vehicle and separate license indicia shall be issued therefor.

(e) On each and every motor vehicle, trailer or semi-trailer upon which well-drilling machinery is attached and which is permanently used solely for transportation of such machinery, there shall be a license tax of \$10.00.

(f) Each and every motor vehicle used exclusively for transporting passengers to and from school, Sunday School, or Church, or other place of divine worship shall be exempt from paying a license tax.

This Ordinance shall become effective upon passage as provided by law.
Ordinance adopted December 30, 1974.

Ayes: Mr. Horner, Mr. Myers, Mr. Apperson and Mr. Krepela.

74S127

In Matoaca Magisterial District, George A. Griffith requests a Conditional Use to permit the operation of a dog kennel on a parcel of land located approximately 3000 feet north of the intersection of Lewis Road and Bradley Bridge Road and better known as 12912 Lewis Road. T. M. 131 (1) 5-3 (Sheet 40).

Mr. Ritz states that Mr. Griffith has followed the proper procedure and requests a 90-day deferral.

On motion of Mr. O'Neill, seconded by Mr. Myers, it is resolved that this request be and it hereby is granted.

Ayes: Mr. Horner, Mr. Myers, Mr. Apperson, Mr. Krepela and Mr. O'Neill.

74S163

In Dale Magisterial District, B. W. and J. W. Huddle requests a Conditional Use to permit the storage of concrete construction equipment in an Agricultural District on a 2 acre parcel fronting approximately 475 feet on the north line of Thurston Road and being located 700 feet east of the intersection of Thurston Road and Hopkins Road. T. M. 81-10 (1) 1 & 2 (Sheet 23).

Mr. Ritz states that the applicant has requested a 30-day deferral and has followed the proper procedure in requesting same.

On motion of Mr. Apperson, seconded by Mr. Myers, it is resolved that this request be and it hereby is approved.

Ayes: Mr. Horner, Mr. Myers, Mr. Apperson, Mr. Krepela and Mr. O'Neill.

74S054

In Clover Hill Magisterial District, W. G. Speeks requests the rezoning from Agricultural (A) to General Business (B-3) (28.3 acres) and Light Industrial (M-1) (24.5 acres) plus a Conditional Use for a Planned Development of a parcel fronting approximately 750 feet along the north line of U. S. 360, and being located approximately one-half mile east of the intersection of U. S. 360 and Genito Road. T. M. 49-6 (1) pt. of par. 2 (Sheet 14).

Mr. Balderson states the Planning Commission has recommended approval of this request subject to the conditions listed. Mr. Speeks states that the only objection he has is the 100 foot buffer being required. Mr. Apperson states that he does not feel this land can be developed in this manner. Mr. Balderson states that it can and explains. Mr. Horner states that he does not see the need for a 100 foot buffer along the entire property.

On motion of Mr. Horner, seconded by Mr. Myers, it is resolved that the request be and it hereby is approved subject to the conditions recommended by the Planning Commission with the exception that Number 10 be changed to a 30 foot buffer along the northwest property line only.

Ayes: Mr. Horner, Mr. Myers, Mr. Apperson, Mr. Krepela and Mr. O'Neill.

Mr. Horner introduces Dr. Martin who is present at the meeting.

74S124

In Clover Hill Magisterial District, James E. Ward requests a Conditional Use to construct and operate an office and warehouse on a 3.1 acre parcel fronting approximately 180 ft. on Turner Road, extending eastwardly to a depth of approximately 800 ft. and being located approximately 460 feet north of the intersection of Turner Road and Cloverleaf Drive. T. M. 29-1 (1) 17-1 (Sheet 9).

Mr. Ward states that he is agreeable to the first condition but that he does not feel he should have to have a 100 foot setback along the east line of the property. Mr. Horner discusses this further and states that he does not see this need either.

On motion of Mr. Horner, seconded by Mr. Apperson, it is resolved that this request be and it hereby is approved with the exception that Number 2 read as follows:

"A 20 ft. setback shall be maintained along the north and south property line. The areas within this setback shall be maintained in a natural vegetable state."

Ayes: Mr. Horner, Mr. Myers, Mr. Apperson, Mr. Krepela and Mr. O'Neill.

74S154

In Clover Hill Magisterial District, Granhall Enterprises requests rezoning from Agricultural (A) to Residential (R-9) of two parcels of land, containing 2.9 acres lying 1,000 feet off the west line of Belmont Road and Fairpines Road. T. M. 51-9 (1).

Mr. Del Monte Lewis comes before the Board representing Granhall Enterprises.

There appearing no opposition to this request, it is on motion of Mr. Horner, seconded by Mr. Apperson, resolved that this request be and it hereby is approved.

Ayes: Mr. Horner, Mr. Myers, Mr. Apperson and Mr. Krepela.

74S156

In Clover Hill Magisterial District, John L. Coukos requests rezoning from Agricultural (A) to General Business (B-3) of a 2.7 acre parcel fronting approximately 400 feet west of its intersection with Research Road. T. M. 17-9 (1) 6 (Sheet 8).

Mr. Bernard Myers comes before the Board to answer any questions. Mr. Burnett inquires where the drainage will flow. Mr. Myers states to the south.

On motion of Mr. Horner, seconded by Mr. Apperson, it is resolved that this request be and it hereby is approved.

Ayes: Mr. Horner, Mr. Myers, Mr. Apperson and Mr. Krepela.

74S158

In Clover Hill Magisterial District, Southfield Land Company, Inc. requests rezoning from Agricultural (A) to Light Industrial (M-1) and a Conditional Use for a Planned Development of a 5.9 acre parcel lying approximately 250 feet off the south line of Hull Street, extending southwardly to Pocoshock Creek and being located approximately 750 feet east of the intersection of Pocoshock Blvd. and Hull Street. T. M. 40-5 (1) 9 (Sheet 15).

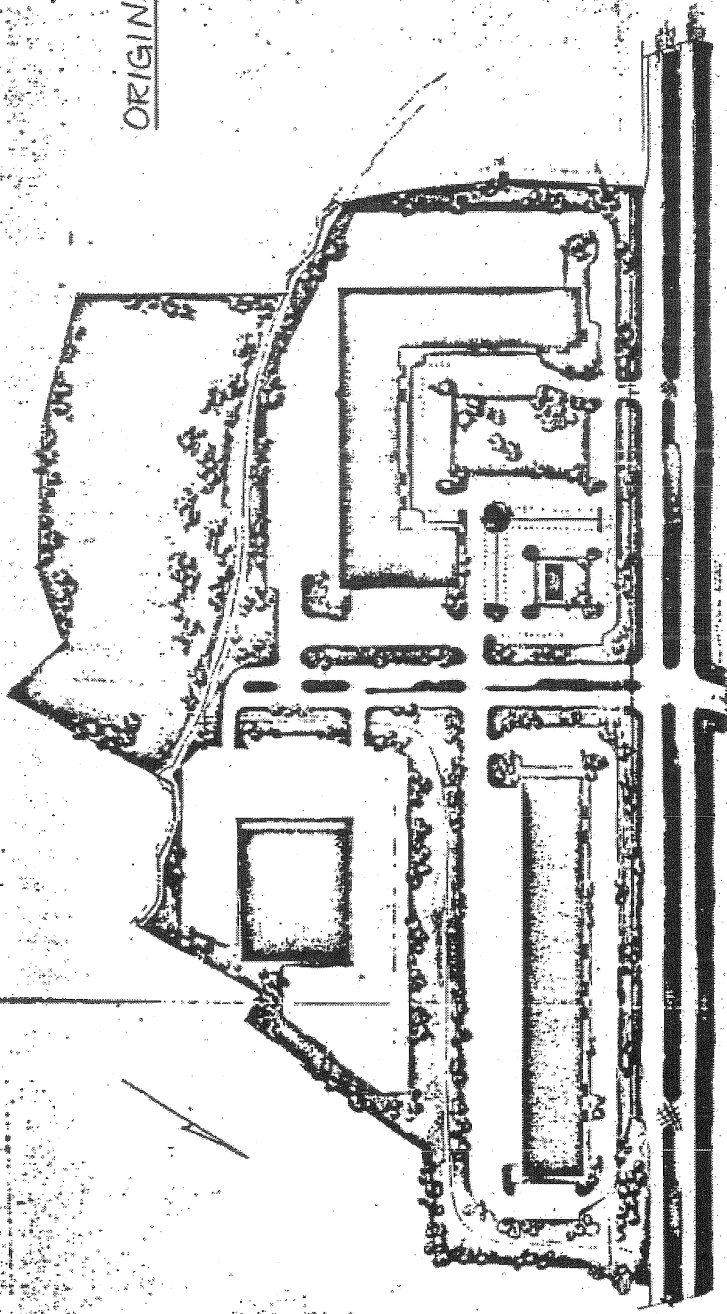
Mr. Lloyd Journigan, Jr. appears before the Board to answer any questions. There being no opposition, it is on motion of Mr. Horner, seconded by Mr. Krepela, resolved that this request be and it hereby is approved.

Ayes: Mr. Horner, Mr. Myers, Mr. Apperson and Mr. Krepela.

74S159

In Midlothian Magisterial District, Caterers International, Inc. requests a Conditional Use to permit the operation of a public restaurant at the Briarwood Swim and Racquet Club on a 15 acre parcel fronting approximately 1,000 feet and being located 1,200 feet west of the intersection of Robious Road and Huguenot Road. T. M. 8-16 (1) 1-1 (Sheet 2).

ORIGINAL MASTER PLAN



site plan
SCALE: 1"=40'



elevation
SCALE: 1"=40'

statistics

AREA: 2.11 ACRES

WAREHOUSE PARK

TIFFANY H. ARMSTRONG
H. LOUIS SALOMONSKY
ARCHITECTS
ALIA
DALLAS, TEXAS
RICHMOND, VIRGINIA

73SN0112 - JOURNIGAN